

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: October 25, 2016

Time: 5:45 PM

Location: City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2016 OCT 19 P 3:53

10-17-16 – Order No. 16-1006443H: Communication from Attorney Erikson, Walker Realty LLC, multisided architectural elevations for proposed buildings to be located at 160, 142, 115, 105, 90, 58, 43, 36, 22, 21 & 11 Apex Drive.

-REFER TO URBAN AFFAIRS COMMITTEE

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

**The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.**

**Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.**



## IN CITY COUNCIL

Marlborough, Mass., OCTOBER 17, 2016

### ORDERED:

That the Communication from Walker Realty LLC re: Architectural Elevations for the proposed buildings to be located at Apex Center-160 Apex Dr., 142 Apex Dr, 115 Apex Dr., 105 Apex Dr, 90 Apex Dr., 58 Apex Dr., 43 Apex Dr., 36 Apex Dr., 22 Apex Dr., 21 Apex Dr., and 11 Apex Dr., conform to the design details and renderings of these buildings substantially in all material respects with details previously provided to Council within the Master Concept Plan and Development Agreement, be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

**President Clancy orally reported approval via a hand vote of 10-1. Councilor Tunnera opposed.**

ADOPTED

ORDER NO. 16-1006443J

2016 OCT 13 A 8:40

October 12, 2016

Councilor Edward Clancy, President Marlborough City Council  
City Hall  
Marlborough, MA 01752

**Re: Apex Center- 160 Apex Drive, 142 Apex Drive, 115 Apex Drive, 105 Apex Drive, 90 Apex Drive, 58 Apex Drive, 43 Apex Drive, 36 Apex Drive, 22 Apex Drive, 21 Apex Drive and 11 Apex Drive**

Dear Councilor Clancy and Councilors:

Enclosed, in accordance with paragraph 8 of the Development Agreement, please find multi-sided architectural elevations for the proposed buildings to be located at 160 Apex Drive, 142 Apex Drive, 115 Apex Drive, 105 Apex Drive, 90 Apex Drive, 58 Apex Drive, 43 Apex Drive, 36 Apex Drive, 22 Apex Drive, 21 Apex Drive and 11 Apex Drive. As the Council will note, and as Walker Realty LLC hereby certifies, the design details and renderings of these buildings substantially conform in all material respects with the details previously provided to the Council within the Master Concept Plan and the Development Agreement. For reference, Walker Realty LLC has provided copies of the original elevations approved by the City Council with the initial Master Concept Plan, along with the current version of these elevations.

In many cases, as the Council will note, there have been no changes (i.e. 105 Apex Drive, 36 Apex Drive, 22 Apex Drive, 43 Apex Drive, and 11 Apex Drive). In other cases, minimal and insubstantial changes were made (i.e. 160 Apex Drive, 142 Apex Drive, 115 Apex Drive, 90 Apex Drive, 58 Apex Drive and 21 Apex Drive). In addition, the proposed materials are varied on each building and are consistent with what was previously presented to the City Council. These materials include: metal paneling, T&G wood siding "IPE", aluminum storefront systems, EIFS, and masonry block.

Accordingly, Walker Realty LLC kindly requests that the City Council authorize the issuance of building permits as it pertains to 160 Apex Drive, 142 Apex Drive, 115 Apex Drive, 105 Apex Drive, 90 Apex Drive, 58 Apex Drive, 43 Apex Drive, 36 Apex Drive, 22 Apex Drive, 21 Apex Drive and 11 Apex Drive at its hearing on October 17, 2016. The Applicant also formally requests that the City Council authorize the Building Inspector to review any and all proposed changes and/or variations to

these elevations, or any of the other building elevations previously approved by City Council, and determine whether or not such a change is material thereby requiring further review by the City Council or whether such change is insubstantial and therefore appropriate for administrative approval by the Building Commissioner.

Thank you in advance for your attention and consideration to this matter.

Sincerely,

Walker Realty LLC

A handwritten signature in black ink, appearing to read 'K. Eriksen', written over a large, faint oval shape.

Kevin S. Eriksen, Esq.

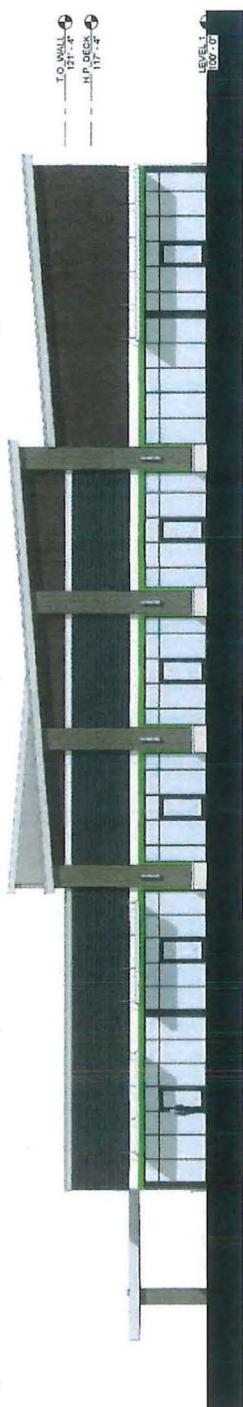
## 160 Apex Drive Original

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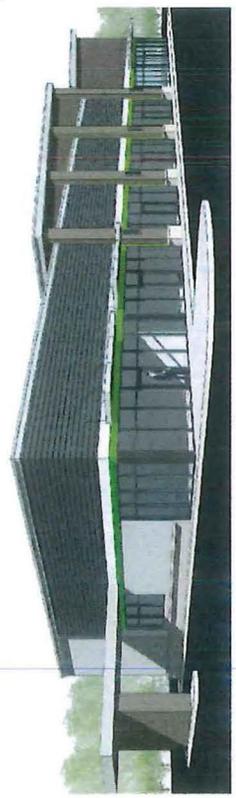


## 160 Apex Drive Current

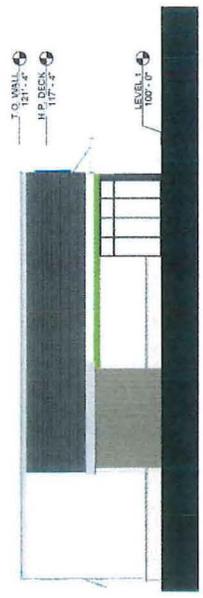
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① PRESENTATION ELEVATION-SOUTH  
 1/8" = 1'-0"



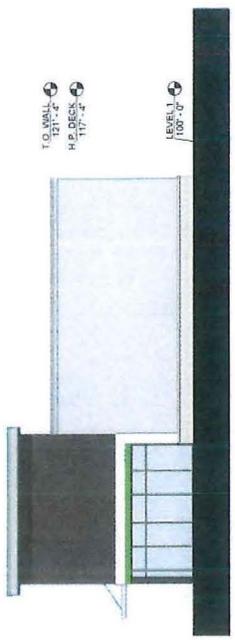
⑤ SOUTH WEST



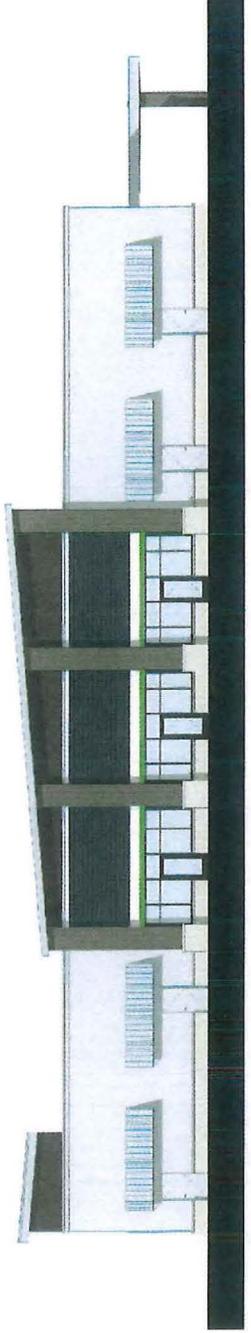
② PRESENTATION ELEVATION-WEST  
 1/8" = 1'-0"



⑥ SOUTH EAST



③ PRESENTATION ELEVATION-EAST  
 1/8" = 1'-0"



④ PRESENTATION ELEVATION-NORTH  
 1/8" = 1'-0"

## 142 Apex Drive Original

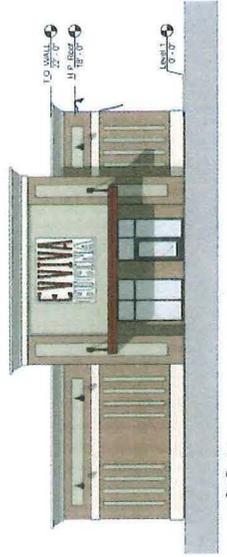
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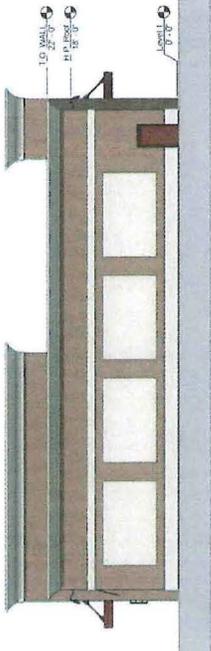
PROJECT: Apex Center  
 450 State Street, Boston, MA 02115  
 ARCHITECT: JD LaGrasse & Associates, Inc.  
 100 State Street, Boston, MA 02115  
 DATE: 10/20/17

Schematic Elevations  
 Bldg-4  
 Apex Center  
 Boston Post Road West, Weymouth, MA 01975

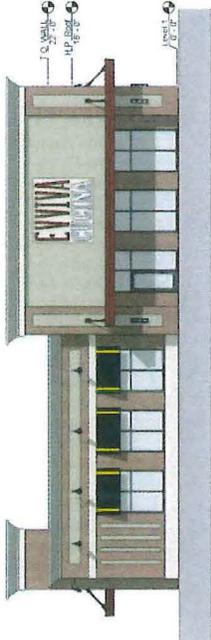
JD LaGrasse & Associates, Inc.  
 100 State Street, Boston, MA 02115  
 1. 617.452.1111  
 www.jdla.com



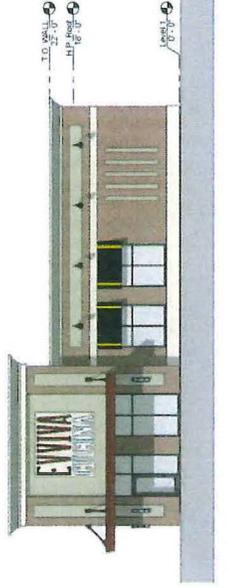
① Front Elevation  
1/8" = 1'-0"



② Right Side Elevation  
1/8" = 1'-0"



③ Left Side Elevation  
1/8" = 1'-0"



④ Rear Elevation  
1/8" = 1'-0"



⑤ Perspective Front Street



⑥ Perspective From Side

## 142 Apex Drive Current

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6 Perspective From Street

7 3D View 1

## 115 Apex Drive Original

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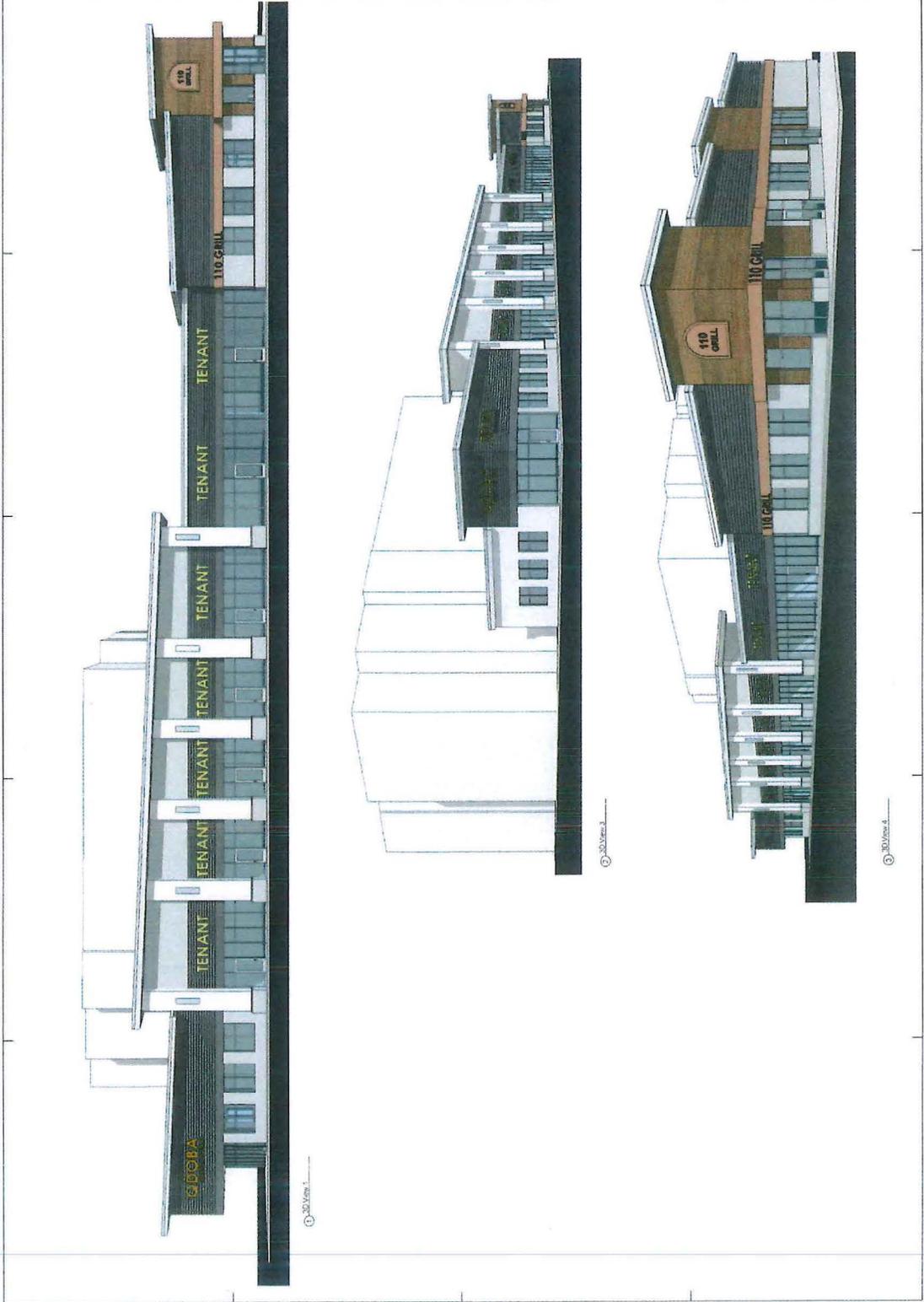
JD LaGrasse  
 & ASSOCIATES, INC.  
 ARCHITECTS  
 100 MARKET STREET, SUITE 200  
 BOSTON, MA 02101  
 TEL: 617.552.1234  
 WWW.JDLAGRASSE.COM

APEX CENTER  
 Bldg-5  
 Boston Public Road West Mableton, MA 01752

Perspectives

DATE: 01/11/2016  
 PROJECT: APEX CENTER  
 DRAWING: PERSPECTIVES  
 SHEET: 1

NO.	DESCRIPTION
1	APEX CENTER BLDG-5 PERSPECTIVES



① View 1

③ View 3

④ View 4

## 115 Apex Drive Current

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## 105 Apex Drive Original

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LK Architecture  
April 14, 2016

Fairfield Inn & Suites  
Marlborough, MA

## 105 Apex Drive Current

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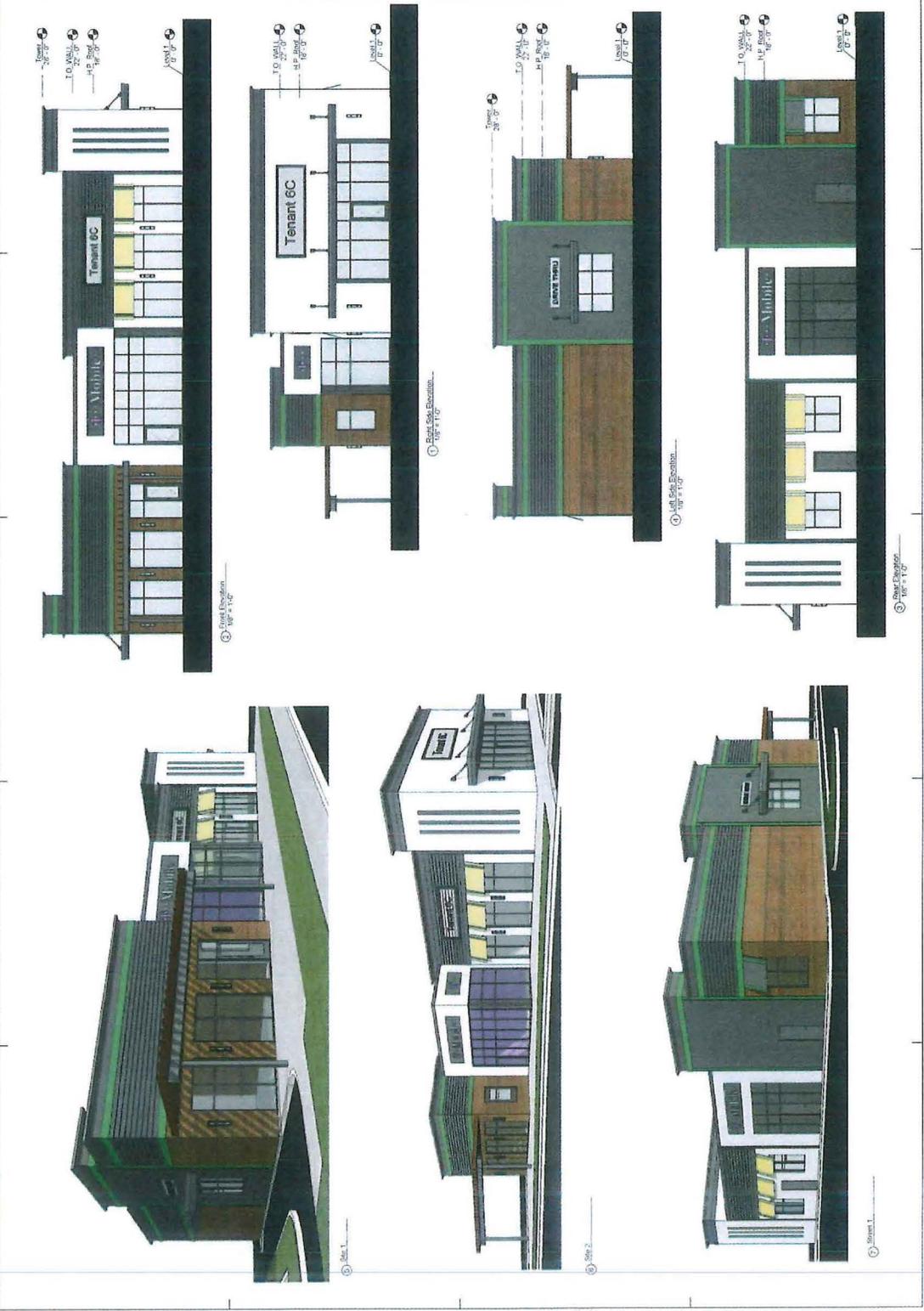




## 90 Apex Drive Original

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NO.	DATE	DESCRIPTION
1	08/11/11	Issue for Review
2	08/11/11	Issue for Review
3	08/11/11	Issue for Review
4	08/11/11	Issue for Review
5	08/11/11	Issue for Review
6	08/11/11	Issue for Review
7	08/11/11	Issue for Review
8	08/11/11	Issue for Review
9	08/11/11	Issue for Review
10	08/11/11	Issue for Review
11	08/11/11	Issue for Review
12	08/11/11	Issue for Review
13	08/11/11	Issue for Review
14	08/11/11	Issue for Review
15	08/11/11	Issue for Review
16	08/11/11	Issue for Review
17	08/11/11	Issue for Review
18	08/11/11	Issue for Review
19	08/11/11	Issue for Review
20	08/11/11	Issue for Review



## 90 Apex Drive Current

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Project No.	2017-001
Client	JD LaGrasse & Associates, Inc.
Architect	JD LaGrasse & Associates, Inc.
Scale	1/8" = 1'-0"
Date	08/11/17
Sheet	01

① Front Elevation  
18' x 14'

② Right Side Elevation  
10' x 14'

③ Left Side Elevation  
18' x 12'

④ Rear Elevation  
16' x 14'

⑤ Site 1

⑥ Site 2

⑦ Street 1

Level 1  
0'-0"

Level 2  
20'-0"

Level 3  
40'-0"

Level 4  
60'-0"

Level 5  
80'-0"

Level 6  
100'-0"

Level 7  
120'-0"

Level 8  
140'-0"

Level 9  
160'-0"

Level 10  
180'-0"

Level 11  
200'-0"

Level 12  
220'-0"

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240'-0"

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260'-0"

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Level 394  
7860'-0"

Level 395  
7880'-0"

Level 396  
7900'-0"

Level 397  
7920'-0"

Level 398  
7940'-0"

Level 399  
7960'-0"

Level 400  
7980'-0"

Level 401  
8000'-0"

Level 402  
8020'-0"

Level 403  
8040'-0"

Level 404  
8060'-0"

Level 405  
8080'-0"

Level 406  
8100'-0"

Level 407  
8120'-0"

Level 408  
8140'-0"

Level 409  
8160'-0"

Level 410  
8180'-0"

Level 411  
8200'-0"

Level 412  
8220'-0"

Level 413  
8240'-0"

Level 414  
8260'-0"

Level 415  
8280'-0"

Level 416  
8300'-0"

Level 417  
8320'-0"

Level 418  
8340'-0"

Level 419  
8360'-0"

Level 420  
8380'-0"

Level 421  
8400'-0"

Level 422  
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Level 423  
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Level 424  
8460'-0"

Level 425  
8480'-0"

Level 426  
8500'-0"

Level 427  
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Level 428  
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Level 429  
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Level 430  
8580'-0"

Level 431  
8600'-0"

Level 432  
8620'-0"

Level 433  
8640'-0"

Level 434  
8660'-0"

Level 435  
8680'-0"

Level 436  
8700'-0"

Level 437  
8720'-0"

Level 438  
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Level 439  
8760'-0"

Level 440  
8780'-0"

Level 441  
8800'-0"

Level 442  
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Level 443  
8840'-0"

Level 444  
8860'-0"

Level 445  
8880'-0"

Level 446  
8900'-0"

Level 447  
8920'-0"

Level 448  
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Level 449  
8960'-0"

Level 450  
8980'-0"

Level 451  
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Level 452  
9020'-0"

Level 453  
9040'-0"

Level 454  
9060'-0"

Level 455  
9080'-0"

Level 456  
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Level 457  
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Level 458  
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Level 459  
9160'-0"

Level 460  
9180'-0"

Level 461  
9200'-0"

Level 462  
9220'-0"

Level 463  
9240'-0"

Level 464  
9260'-0"

Level 465  
9280'-0"

Level 466  
9300'-0"

Level 467  
9320'-0"

Level 468  
9340'-0"

Level 469  
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Level 470  
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Level 471  
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Level 472  
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Level 473  
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Level 474  
9460'-0"

Level 475  
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Level 476  
9500'-0"

Level 477  
9520'-0"

Level 478  
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Level 493  
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Level 494  
9860'-0"

Level 495  
9880'-0"

Level 496  
9900'-0"

Level 497  
9920'-0"

Level 498  
9940'-0"

Level 499  
9960'-0"

Level 500  
9980'-0"

Level 501  
10000'-0"

## **58 Apex Drive Original**

---

NO.	DATE	DESCRIPTION
1	08/11/10	Issue for Review
2	08/11/10	Issue for Construction





## 58 Apex Drive Current

---



## 43 Apex Drive Original

---

JD LaGrasse  
& Associates, Inc.  
10000 Highway 100, Suite 100  
Houston, Texas 77036  
Tel: 281.416.1111  
www.jdla.com

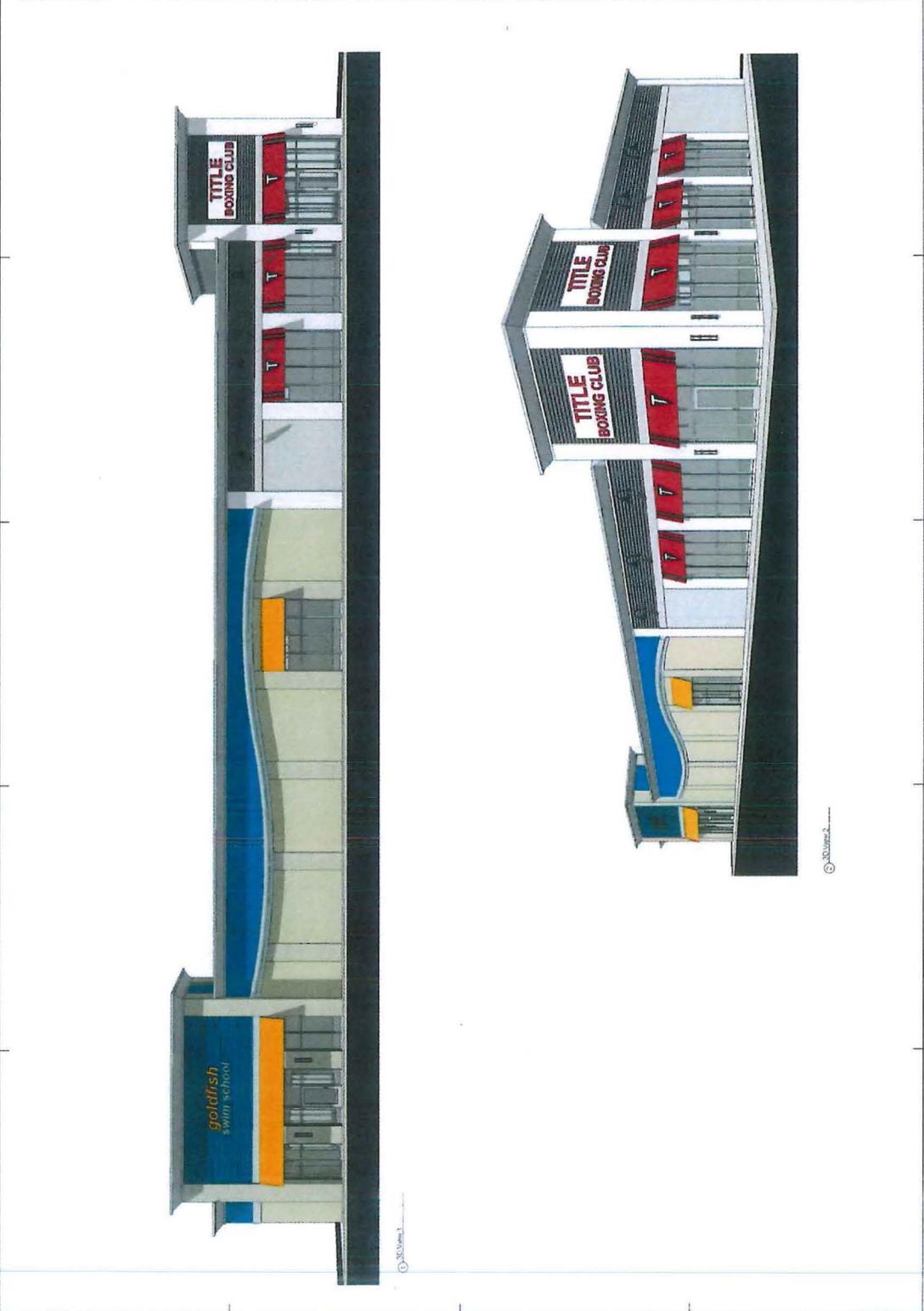
APEX CENTER  
Bldg-10  
Studio Front View Westside Hwy, N. 0152

Perspective Views

DATE: 11/11/11  
BY: JLG  
PROJECT: APEX CENTER  
SHEET: 204  
SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

1



© 2011 JLG

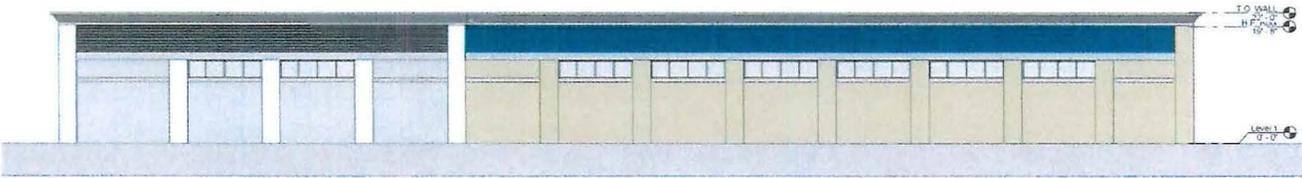
© 2011 JLG



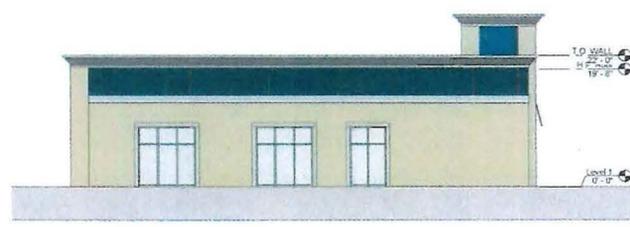
1 Front Elevation  
1/8" = 1'-0"



2 Right Side Elevation  
1/8" = 1'-0"



3 Rear Elevation  
1/8" = 1'-0"



4 Left Side Elevation  
1/8" = 1'-0"

**JD LaGrasse & Associates, Inc.**  
 10000 Old Dominion Blvd., Suite 100  
 Fairfax, VA 22030  
 Tel: 703.261.1100  
 Fax: 703.261.1101  
 www.jdla.com

**APEX CENTER**  
 Bldg-10  
 10000 Old Dominion Blvd., Suite 100  
 Fairfax, VA 22030

**Schematic Elevations**

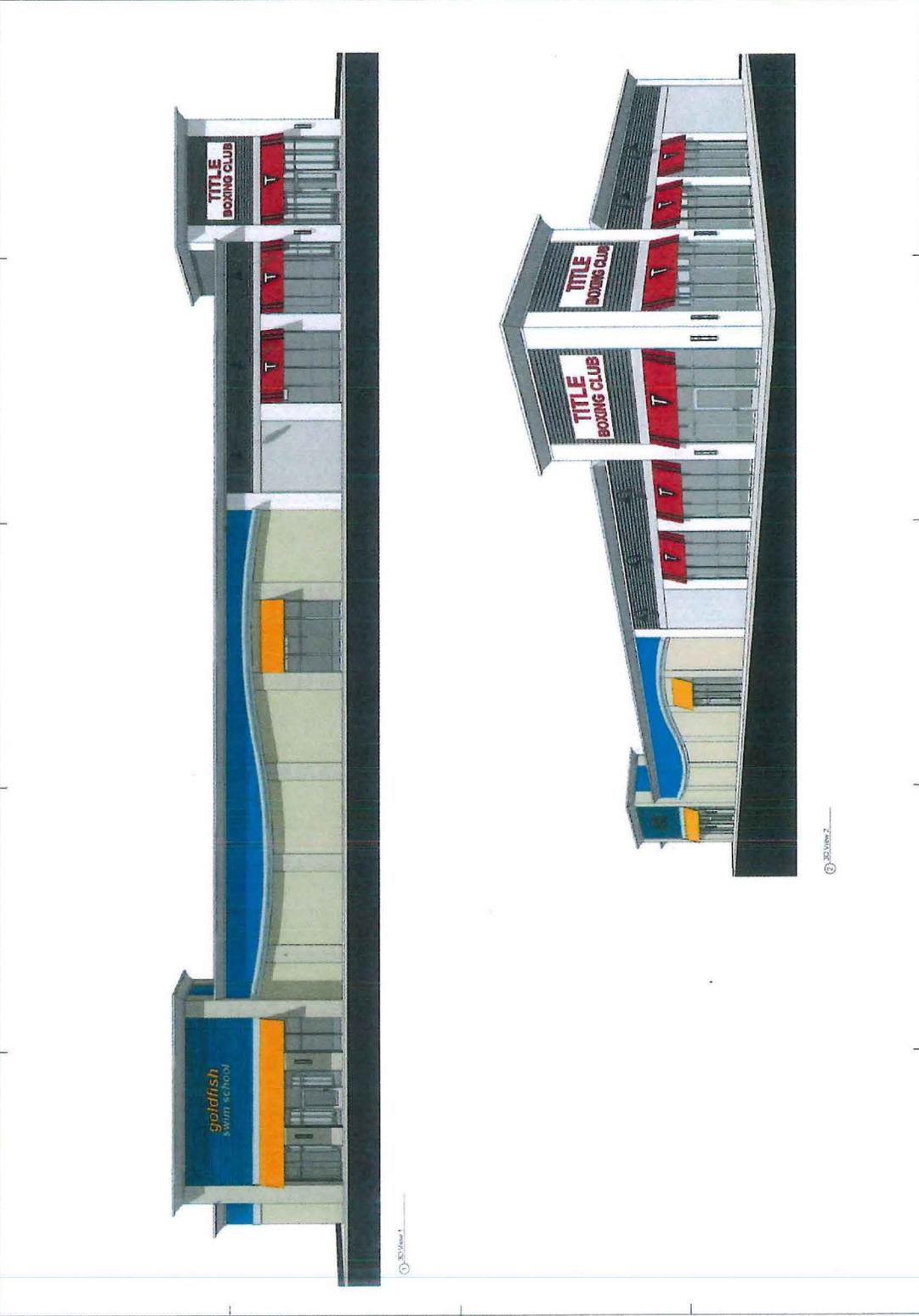
JD, A1 2016 ©  
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NO.	REV.	DATE	DESCRIPTION
1		05/16/17	ISSUE FOR PERMIT
2		05/16/17	ISSUE FOR PERMIT

## 43 Apex Drive Current

---

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMITS



3D View 2

3D View 1



**J.D. LaGrasse & Associates, Inc.**  
 Architects • Engineers • Planners • Landscapers  
 10000 Westpark Drive, Suite 100  
 Dallas, Texas 75243  
 Phone: 972.382.1100  
 Fax: 972.382.1101  
 www.jdla.com

**APEX CENTER**  
 Bldg-10  
 Bottom Level Visual Material Presentation - V&B/ITZ

**Schematic Elevations**

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NO.	DATE	DESCRIPTION
1	08/14/2016	SCHEMATIC ELEVATIONS
2	08/14/2016	SCHEMATIC ELEVATIONS
3	08/14/2016	SCHEMATIC ELEVATIONS
4	08/14/2016	SCHEMATIC ELEVATIONS
5	08/14/2016	SCHEMATIC ELEVATIONS
6	08/14/2016	SCHEMATIC ELEVATIONS
7	08/14/2016	SCHEMATIC ELEVATIONS
8	08/14/2016	SCHEMATIC ELEVATIONS
9	08/14/2016	SCHEMATIC ELEVATIONS
10	08/14/2016	SCHEMATIC ELEVATIONS

2

## 36 Apex Drive Original

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## 36 Apex Drive Current

---



## 22 Apex Drive Current

---

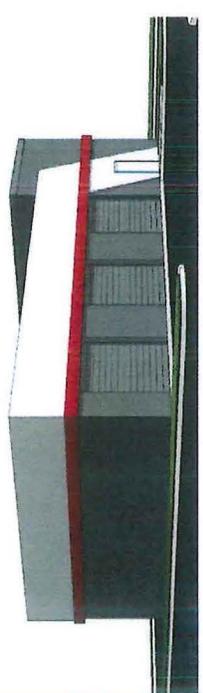
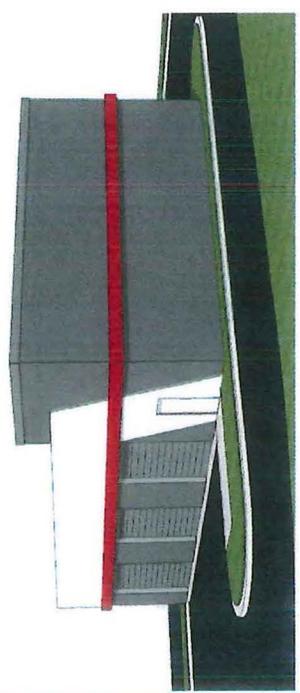
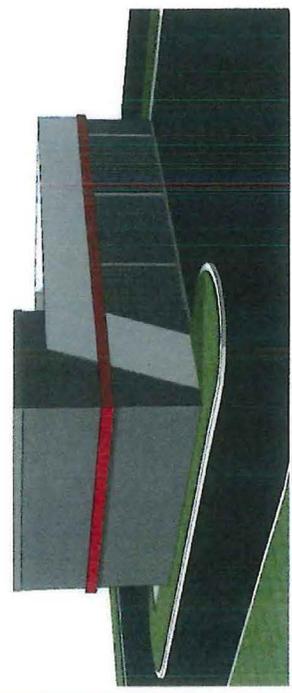
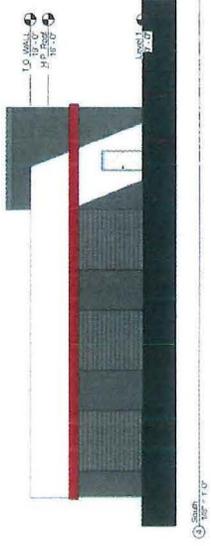
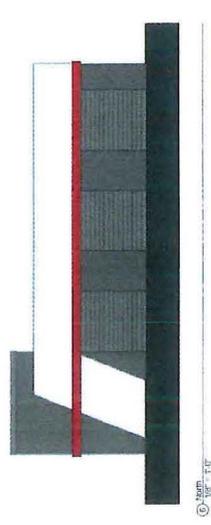
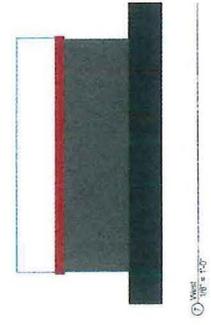
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95	08/28/12
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97	09/11/12
98	09/18/12
99	09/25/12
100	10/02/12

PROJECT: Apex Center  
 10000 W. 11th Street, Suite 1000  
 Overland Park, KS 66211  
 DATE: 10/15/10  
 DRAWN BY: JDL  
 CHECKED BY: JDL  
 APPROVED BY: JDL

Preliminary Elevations

APEX CENTER  
 Bldg-09  
 10000 W. 11th Street, Suite 1000  
 Overland Park, KS 66211

JDL ASSOCIATES, LLC  
 10000 W. 11th Street, Suite 1000  
 Overland Park, KS 66211  
 TEL: 913.241.1111  
 FAX: 913.241.1112  
 WWW.JDLASSOCIATES.COM



## 22 Apex Drive Original

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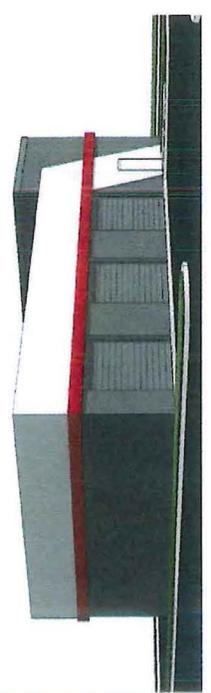
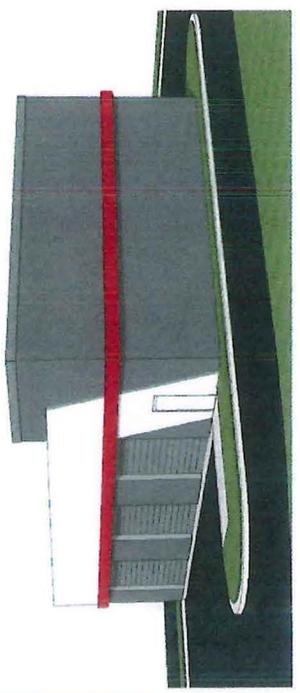
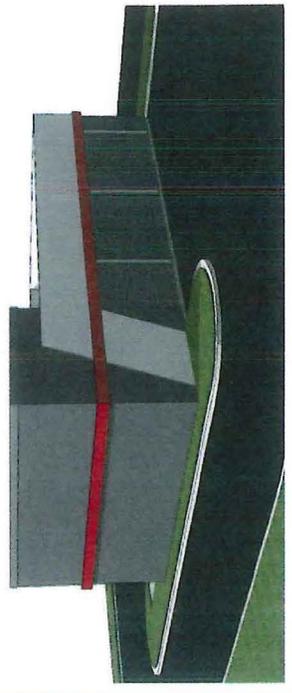
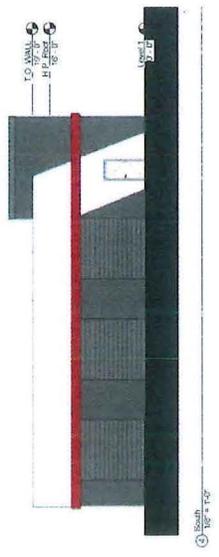
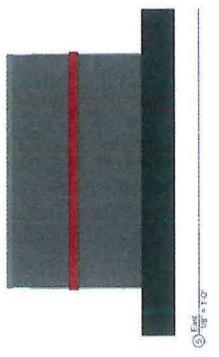
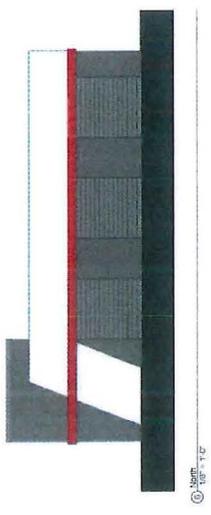
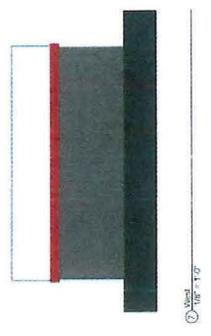
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24	09/20/11
25	10/05/11
26	10/20/11
27	11/05/11
28	11/20/11
29	12/05/11
30	12/20/11

JD LA GRASSE  
 ARCHITECTS  
 1000 WASHINGTON STREET  
 SUITE 200  
 BOSTON, MA 02108  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.JDLAGRASSE.COM

Preliminary Elevations

APEX CENTER  
 Bldg-09  
 Boston Post Road West Weymouth, MA 01972

JD LaGrasse & Associates, Inc.  
 1000 WASHINGTON STREET  
 SUITE 200  
 BOSTON, MA 02108  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.JDLAGRASSE.COM



## **21 Apex Drive Original**

---

JD LaGrasse  
 & Associates, Inc.  
 Architects - Planners - Interiors - Landscapers  
 10000 Parkside, Suite 100  
 Dallas, Texas 75244  
 Tel: 972.341.1111  
 Fax: 972.341.1112  
 www.jdla.com

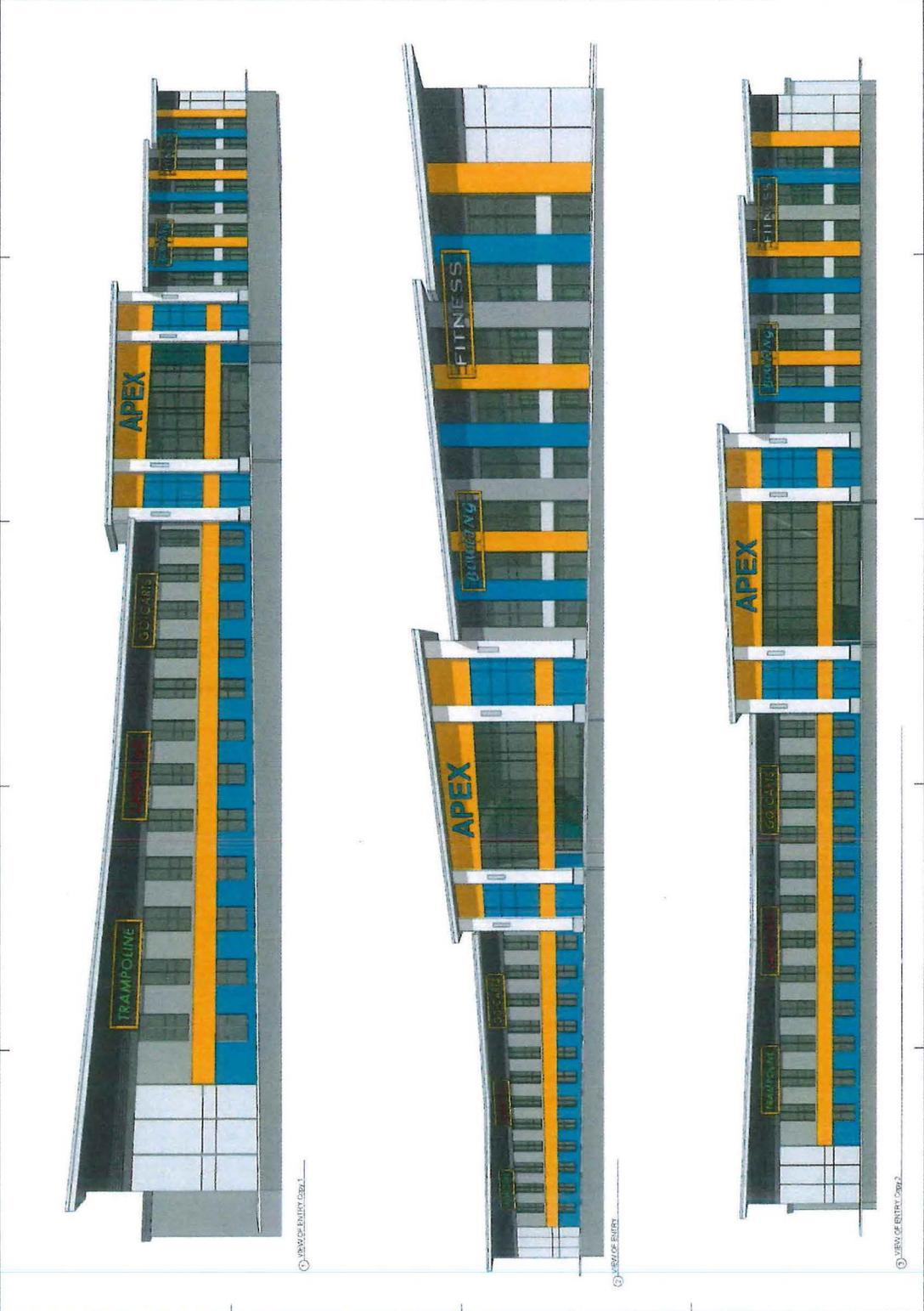
APEX CENTER  
 Bldg 11  
 MARLBOROUGH, MA

EXTERIOR VIEWS

DATE: 08/14/2013  
 PROJECT: APEX CENTER  
 DRAWING: EXTERIOR VIEWS  
 SCALE: AS SHOWN  
 SHEET: 2013-001  
 DESIGNED BY: JDL  
 CHECKED BY: JDL  
 APPROVED BY: JDL  
 PROJECT MANAGER: JDL  
 ARCHITECT: JDL  
 PLANNER: JDL  
 INTERIOR DESIGNER: JDL  
 LANDSCAPE ARCHITECT: JDL

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION
6	ISSUED FOR CONSTRUCTION
7	ISSUED FOR CONSTRUCTION
8	ISSUED FOR CONSTRUCTION
9	ISSUED FOR CONSTRUCTION
10	ISSUED FOR CONSTRUCTION

R1



1 VIEW OF ENTRY 2013

2 VIEW OF ENTRY 2013

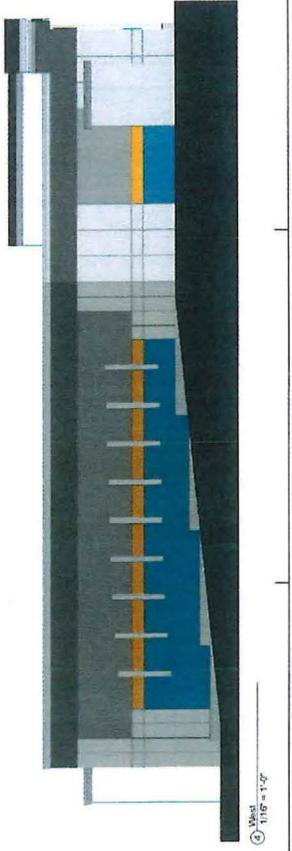
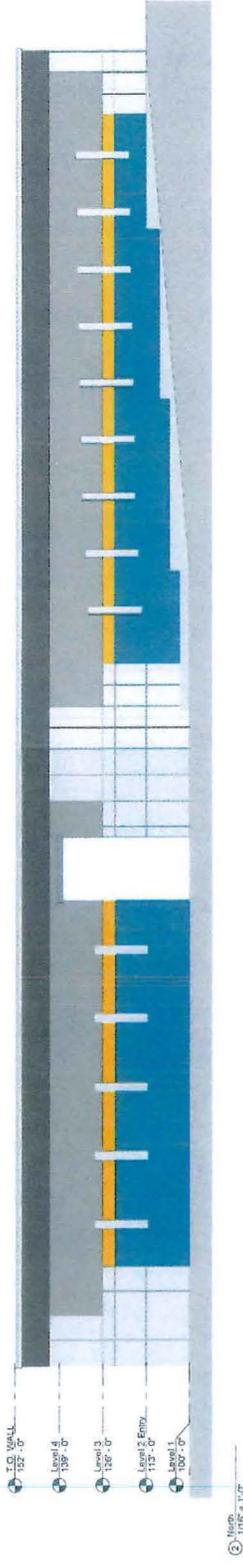
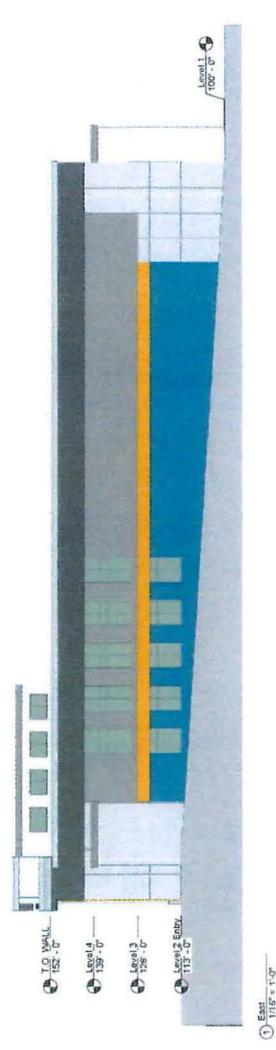
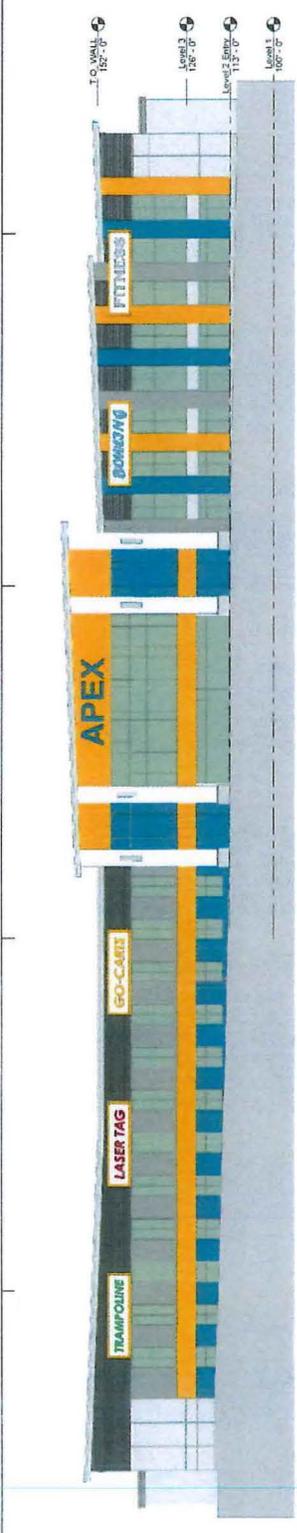
3 VIEW OF ENTRY 2013



## 21 Apex Drive Current

---

Project No.	2016-012
Sheet No.	2016-012
Scale	1/8" = 1'-0"
Date	08/11/16
Author	JK
Checker	JK
Appr.	JK
Rev.	
1	



## 11 Apex Drive Original

---



JD LaGrasse  
& Associates, Inc.  
Architects, Engineers, Planners, Interiors  
1000 Main Street, Suite 200  
Worcester, MA 01608  
Tel: 508.853.1100  
Fax: 508.853.1101  
www.jdla.com

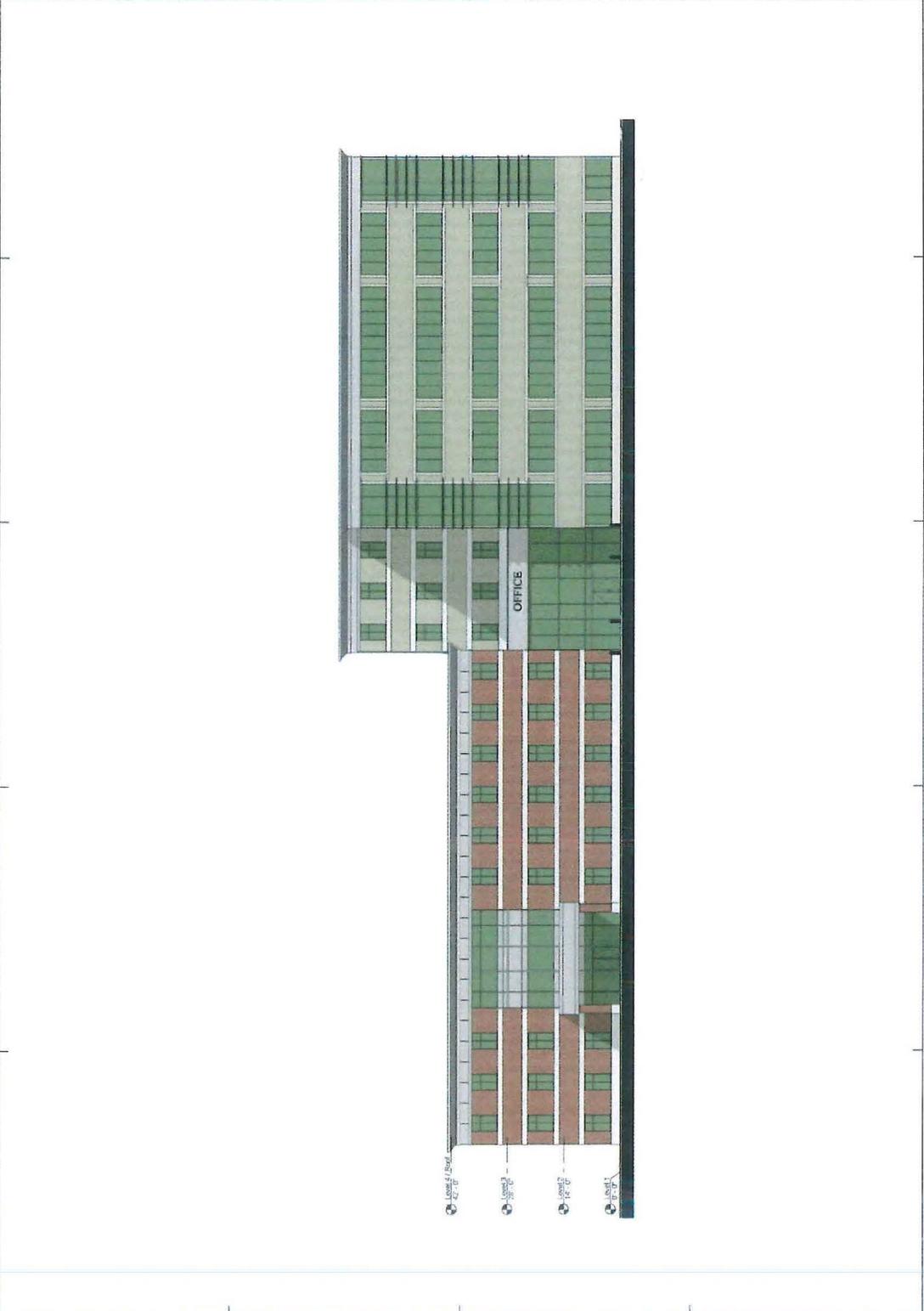
Worcester, MA  
BLDG-12

BUILDING  
ELEVATIONS

DATE: 01/11/11  
DRAWN BY: JAL  
CHECKED BY: JAL  
PROJECT NO: 110000012

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

3



- Level of First Floor
- Level of Second Floor
- Level of Third Floor
- Level of Fourth Floor

## 11 Apex Drive Current

---

Project No.	2581
Date	01/18/12
Scale	1/16" = 1'-0"
Drawn By	JD LaGrasse
Checked By	
Approved By	
Discipline	
Sheet No.	
Total Sheets	

JD LA GRASSE ARCHITECTS  
 1000 STATE STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02116  
 TEL: 617.452.1234 FAX: 617.452.1235  
 WWW.JDLA.COM

**BUILDING ELEVATIONS**

**BLDG-12**

JD LaGrasse & Associates, Inc.  
 One Elm Street, Andover, MA 01810  
 Tel: 978-470-3615 Fax: 978-470-3070  
 www.jdla.com

